

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the sixteenth day of April 2003, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Steven Socha, Member

EXCUSED: Michael Myszka, Member
Melvin Szymanski, Member

ALSO PRESENT:

Town Board Members: None

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
George Pease, Asst. Building & Zoning Inspector
Mary Nowak, Recording Secretary

Meeting #8
April 16, 2003

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak
Richard D. Zarbo

Town Engineer: Robert Labenski

Town Attorney: Richard J. Sherwood

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held April 16, 2003. Please review if for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:35 PM. Motion was made by Rebecca Anderson to approve the Planning Board Minutes from the March 5, 2003. Motion was seconded by Lawrence Korzeniewski and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

MODIFICATION OF SITE PLAN REVIEW/WESTERN NEW YORK COMMERCE CENTER (UNILAND) 128 ACRE INDUSTRIAL DEVELOPMENT, WALDEN AVENUE & PAVEMENT ROAD- PROJECT NO. 5179. CONTACT PERSON: BRIAN T. COOK, R.A.

Brian T. Cook, R.A. and Robert Richards presented to the Planning Board a change to the previously approved site plan. The proposed change is a modification to both the entrance on Walden Avenue and the entrance on Pavement Road in which a gateway would be created with walls and signs at both entrances. The plan shows that the height of the first wall would be 9' 4" and the height of the longer wall would be 5'. Both the landscaping and the 25' double-head lighting will be identical at both entrances. The entrances will be maintained as private property.

DETERMINATION

Based on the information presented to the Planning Board, John Gober made a motion to recommend approval of the modification to the site plan to the Town Board. Motion was seconded by Lawrence Korzeniewski and unanimously carried.

SKETCH PLAN REVIEW - PROPOSED SUBDIVISION NORTH OF COLUMBIA AND SOUTH OF KENNEDY COURT, 50 SINGLE FAMILY LOTS, PROJECT NO. 2033. CONTACT PERSON: WILLIAM TUYN, PRATT & HUTH

Robert J. Pidanick, Proj. Manager, Pratt & Huth on behalf of Forbes Homes presented to the Planning Board the sketch plan for the proposed 50-single family lot subdivision on the 21-acres parcel located south of Kennedy Court and north of Columbia. According to the sketch plan, Kennedy Court would be extended and end in a cul-de-sac with a street extending off Kennedy Court to Columbia. Chair Keysa stated that this is the parcel of land that the Town of Lancaster did not elect to annex to the Town. This project lies within two municipalities with some lots split between two jurisdictions. Mr. Pidanick stated that the final configuration will have entire lots in one municipality or the other. He also told the Planning Board that the cul-de-sac can be eliminated. The road would be swept around from Columbia and connected with Kennedy Ct. removing the elbow in the road. There will be a culvert under the road, and an open detention pond will be created in the northeast section of the parcel. After some discussion regarding which municipality would be responsible for police and fire emergency services, refuse pick-up, snow removal, etc., the Planning Board agreed that this plan does not make sense. It must be entirely in one municipality. The Planning Board unanimously agreed that Chair Keysa should prepare a letter to the Town Board regarding this project. Mr. Pidanick will re-sketch the proposed plan removing the cul-de-sac and the elbow from the extending street and present it to the Planning Board at a future date.

SITE PLAN REVIEW - CADBY INDUSTRIAL PARK LOTS #12 & #13, SOUTH OF WALDEN AVENUE AND WEST OF RANSOM ROAD. FOUR SINGLE STORY GENERAL INDUSTRIAL BUILDINGS WITH A COMBINED SQ. FT. UNDER 30,000 SQ. FT. PROJECT NO. 1213. CONTACT PERSON: LEE CADBY

There was no representative from Cadby Industrial for this project. However, Town Engineer Robert Labenski told the Planning Board that he spoke with the representative and asked if the Planning Board would look at the site plan and state any concerns. Town Engineer Labenski also stated that he is satisfied with the drainage plan for this project. After some discussion, the Planning Board noted the following concerns: 1. A landscape plan must be submitted, 2. The site plan states that there will be four buildings, but the actual site plan shows only three buildings.

DETERMINATION

Based on the information provided to the Planning Board, Rebecca Anderson made a motion to table this project to the next Planning Board Meeting on May 7, 2003. The applicant will provide the Planning Board with a landscape plan and a more detailed site plan. Motion seconded by John Gober and unanimously carried.

OTHER BUSINESS -

Comprehensive Master Plan - Chair Keysa stated that the Town Board needs to take action on the Town's Comprehensive Master Plan. He also said that the Planning Board Comments need to be incorporated into the basic document. After some discussion, the Planning Board unanimously agreed that Chair Keysa prepare a letter to the Town Board requesting that action be taken on the Town's Comprehensive Master Plan with the Planning Board Comments written into the basic document.

Town Engineer Robert Labenski reported back to the Planning Board regarding durable signs for entrances to all new subdivisions. He recommended to the Planning Board a high density polyurethane foam that looks like wood and has a high durability. Chair Keysa stated that by using a single sign style for all new subdivision entrances, the Town would be setting an aesthetic limitation. There was some discussion regarding using different types of masonry signs, but there were concerns about the cost of repair. After a brief discussion, the Planning Board agreed that the type of building material necessary for entrance signs will have to have a fair amount of flexibility and durability.

At 8:45 PM a motion was made by John Gober to adjourn the meeting, seconded by Rebecca Anderson and unanimously carried.

